



G. Earl Hunter, Commissioner

Promoting and protecting the health of the public and the environment.

***PUBLIC NOTICE
OPERATIONS & MAINTENANCE MANUAL***

The Operations and Maintenance manual for **Landquest, Inc. (South Bay Properties, LLC/ The Plantation at Winyah Bay Community Marina)**, P/N # **2007-606-3IT-P**, is available for review during the normal business hours of 8:30 to 5:00, Monday through Friday at the OCRM Office, 1362 McMillan Ave, Suite 400, Charleston, Charleston County, South Carolina.

Comments will be received on this public notice until May 6, 2007. For further information, please contact the project manager, Steve Brooks, 843-953-0235.

April 6, 2007

SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

Ocean and Coastal Resource Management

Charleston Office • 1362 McMillan Avenue • Suite 400 • Charleston, SC 29405

Phone: (843) 744-5838 • Fax: (843) 744-5847 • www.scdhec.gov

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
1949 Industrial Park Road, Room 140
Conway, South Carolina 29526
and the

S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION

Refer to: P/N # 2007-606-3IT - P

April 6, 2007

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Sections 401 of the Clean Water Act (33 U.S.C. 1344), and the South Carolina Coastal Zone Management Act (48-39-10 et. seq.) an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

LANDQUEST, INC
c/o TRICO ENGINEERING, INC.
4969 CENTRE POINTE DRIVE
NORTH CHARLESTON, SOUTH CAROLINA 29418

for a permit to enlarge an existing docking facility into a community marina in

WINYAH BAY

at Plantation at Winyah Bay, Georgetown, Georgetown County, South Carolina (Latitude 33.3419°N, Longitude 79.28727° W).

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, MONDAY, MAY 7, 2007

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of constructing a community marina at an existing docking facility. In detail, the proposed work consists of constructing a 12' x 12' covered fixed pierhead attached to an existing 10' x 10' fixed pierhead by a 5' x 275' walkway. Two 3' x 20' gangways will lead to two 6' x 242' floating docks, one upstream, and one downstream of the proposed covered fixed pierhead. Four-foot fingers will provide access to fifty-six slips. The purpose of this project is for the private recreational use of the Plantation at Winyah Bay community.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

April 6, 2007

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
1949 Industrial Park Road, Room 140
Conway, South Carolina 29526**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice also constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by the proposed undertaking.

In accordance with the NHPA, the District Engineer has also consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. To insure that other cultural resources that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office to provide any information it may have with regard to historic and cultural resources.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the

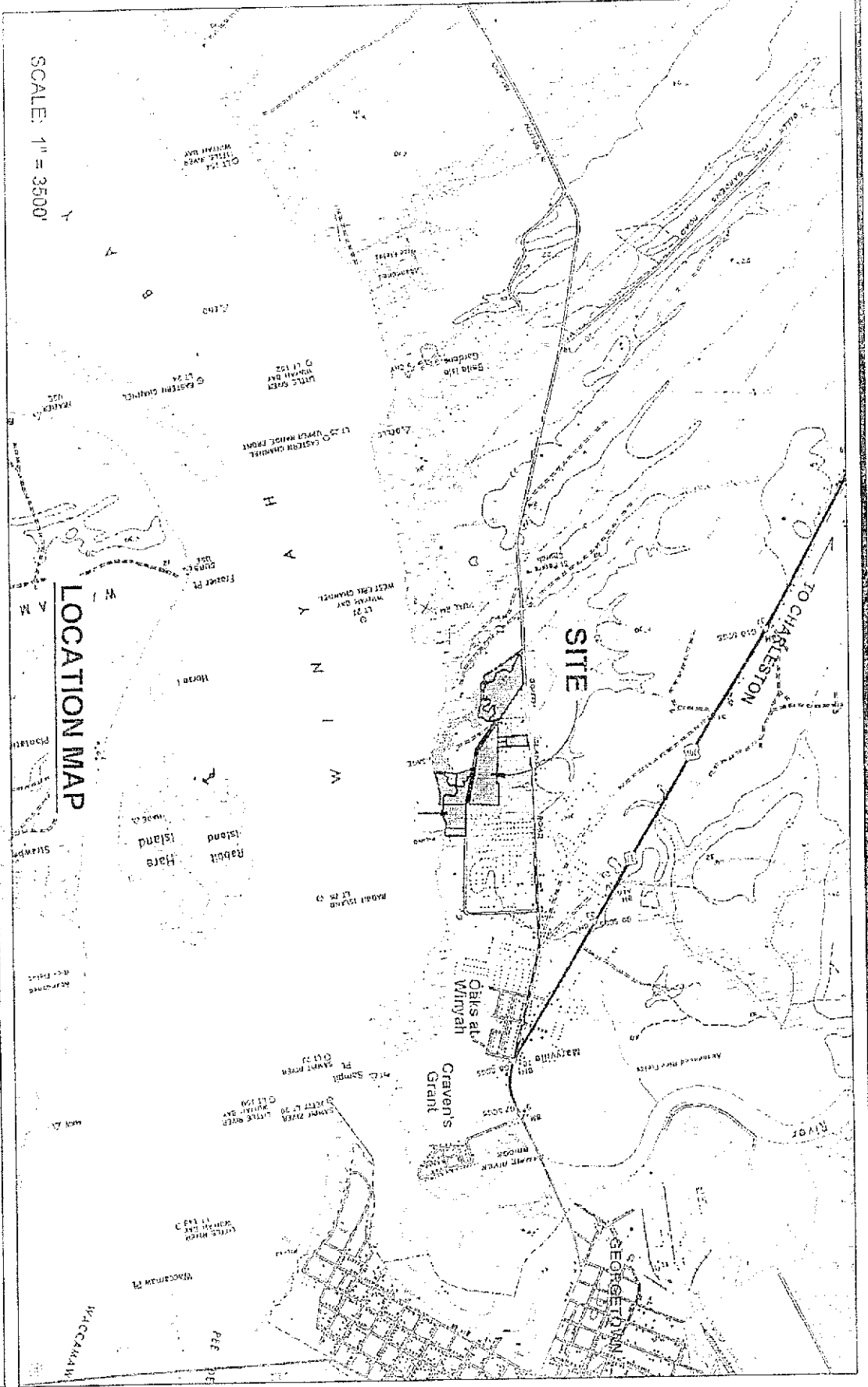
April 6, 2007

national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact Jay M. Thomas at 843-365-4239.

Steve Erickson
Project Engineer
SC District Office



LOCATION MAP

APPLICANT:

South Bay Properties, LLC

PROPOSED ACTIVITY:

COMMUNITY DOCK AND BOAT RAMP
 PERMIT #2007-604-SIT-P

PROJECT LOCATION:

PLANTATION AT WINYAH BAY
 GEORGETOWN, SC

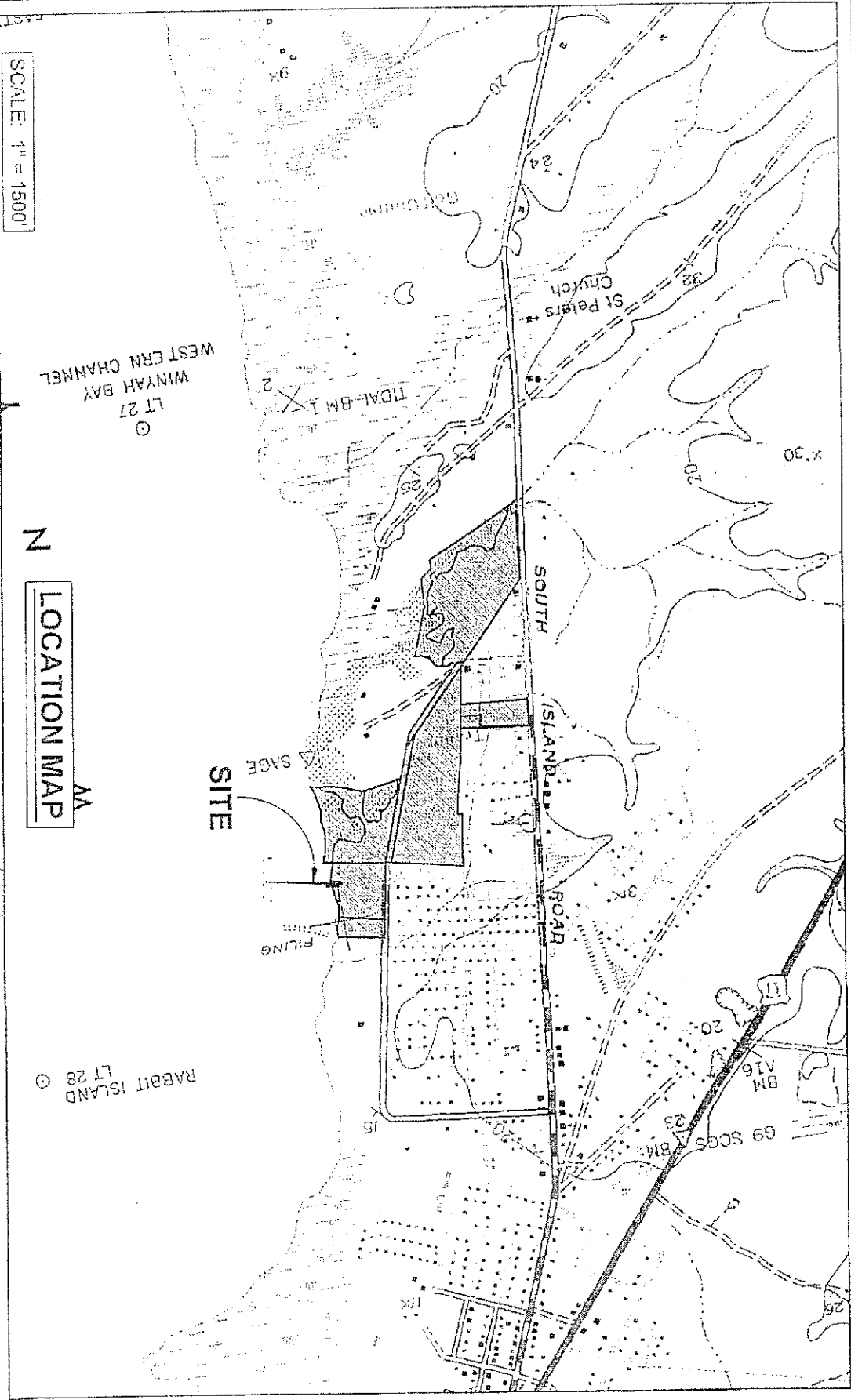
COUNTY:
 GEORGETOWN

SCPLS#1792-1

ADJACENT PROPERTY OWNERS:

1. HAROLD D. FLETCHER
2. BONNIE N. CHARLTON
3. LOUIS H. HUTTO JR. ET AL

DATE: MARCH 5, 2007



SCALE: 1" = 1500'

LOCATION MAP

APPLICANT:

South Bay Properties, LLC

PROPOSED ACTIVITY:

COMMUNITY DOCK AND BOAT RAMP

PERMIT #

2007-606-327-P

PROJECT LOCATION:

PLANTATION AT WINYAH BAY
GEORGETOWN, SC

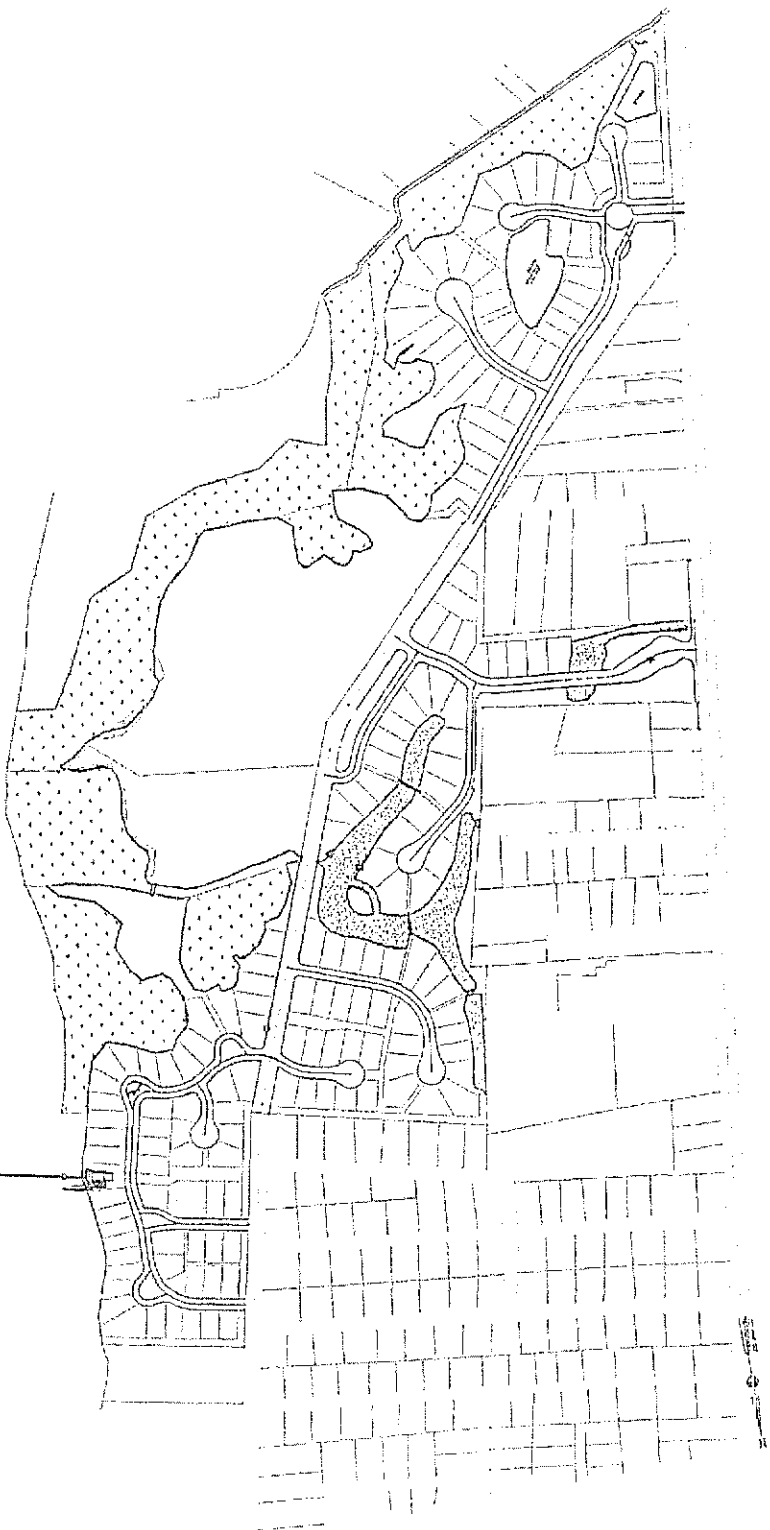
COUNTY:
GEORGETOWN

APPLS# 17924

ADJACENT PROPERTY OWNERS:

1. HAROLD D. FLETCHER
2. BONNIE N. CHARLTON
3. LOUIS H. HUITO JR. ET AL

DATE: MARCH 5, 2007



SCALE: N.T.S.

SITE PLAN

SITE

APPLICANT:

South Bay Properties, LLC

PROPOSED ACTIVITY:

COMMUNITY DOCK AND BOAT RAMP

PERMIT # 2007-606-3T-P

PROJECT LOCATION:

PLANTATION AT WINYAH BAY
GEORGETOWN, SC

COUNTY:
GEORGETOWN

[Signature]
SCPLS# 17924

ADJACENT PROPERTY OWNERS:

1. HAROLD D. FLETCHER
2. BONNIE N. CHARLTON
3. LOUIS H. HUTTO JR. ET AL

DATE: MARCH 5, 2007

SEAPORT CIRCLE

EXISTING BOAT RAMP
WIDTH TAPERS FROM 12' TO 8'
125' LONG

S.C.D.H.E.C.
CRITICAL LINE

APPROX. MEAN
HIGH WATER

MODIFIED RAMP
130' X 12'

8' X 100' FLOATING
BOARDING DOCK

RIP RAP (TYP)

450' TO FIXED PIERHEAD

EXISTING BOATHOUSE

EXTENDED PROPERTY
LINES (TYP)

APPROX. MEAN
LOW WATER

EXISTING DOCK

EBB

FLOOD

WINYAH BAY

SCALE: 1" = 30'

SITE PLAN

APPLICANT:

South Bay Properties, LLC

PROPOSED ACTIVITY:

COMMUNITY DOCK AND BOAT RAMP

PERMIT

2007-6006-31T-P

PROJECT LOCATION:

PLANTATION AT WINYAH BAY
GEORGETOWN, SC

COUNTY:

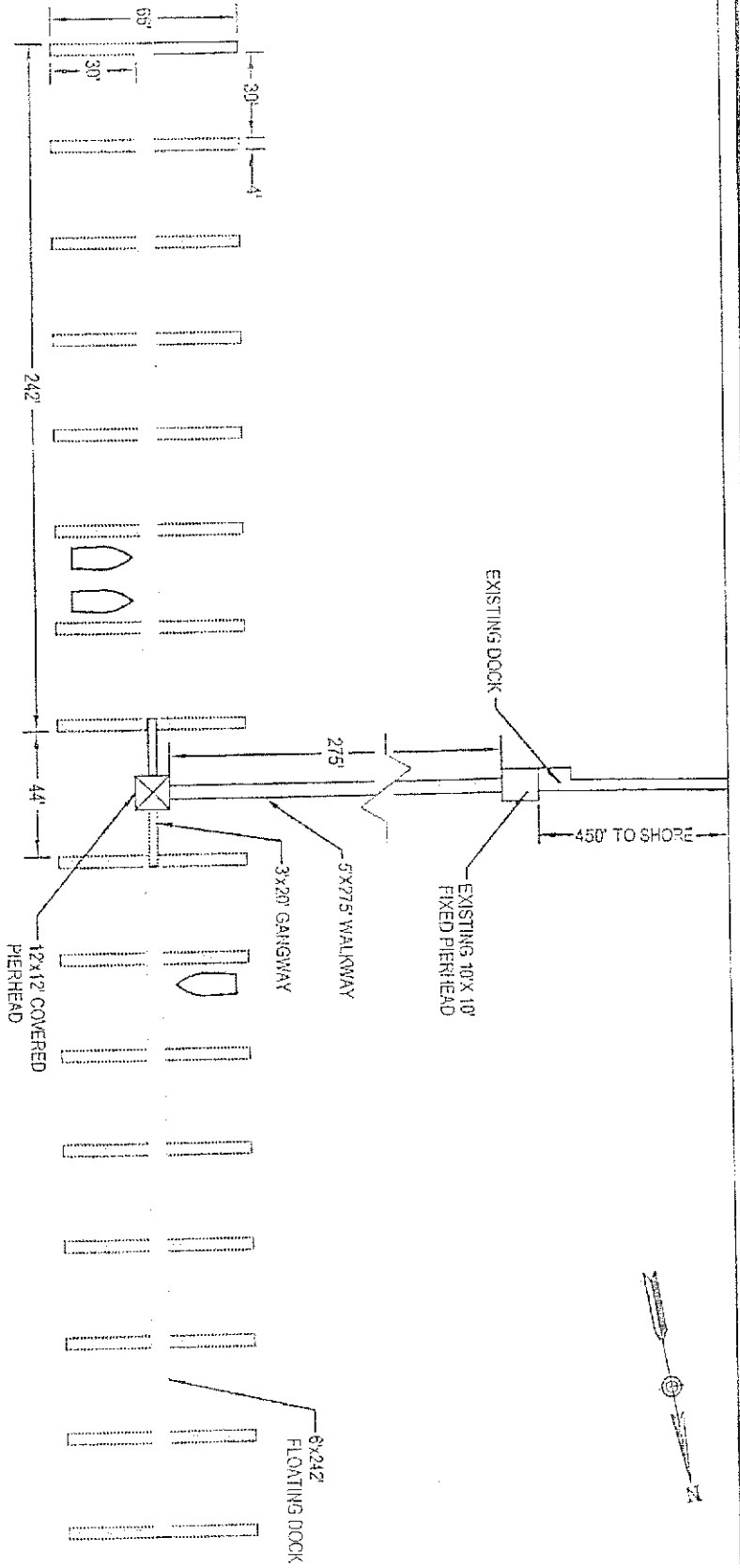
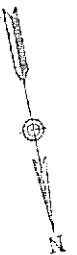
GEORGETOWN

SC PLS# 17924

ADJACENT PROPERTY OWNERS:

1. HAROLD D. FLETCHER
2. BONNIE N. CHARLTON
3. LOUIS H. HUTTO JR. ET AL

DATE: MARCH 5, 2007



WINYAH BAY



SITE PLAN

SCALE: 1" = 30'

APPLICANT:

South Bay Properties, LLC

PROJECT LOCATION:

PLANTATION AT WINYAH BAY
GEORGETOWN, SC

PROPOSED ACTIVITY:
COMMUNITY DOCK AND BOAT RAMP

PERMIT #

2007-806-317-P

COUNTY:

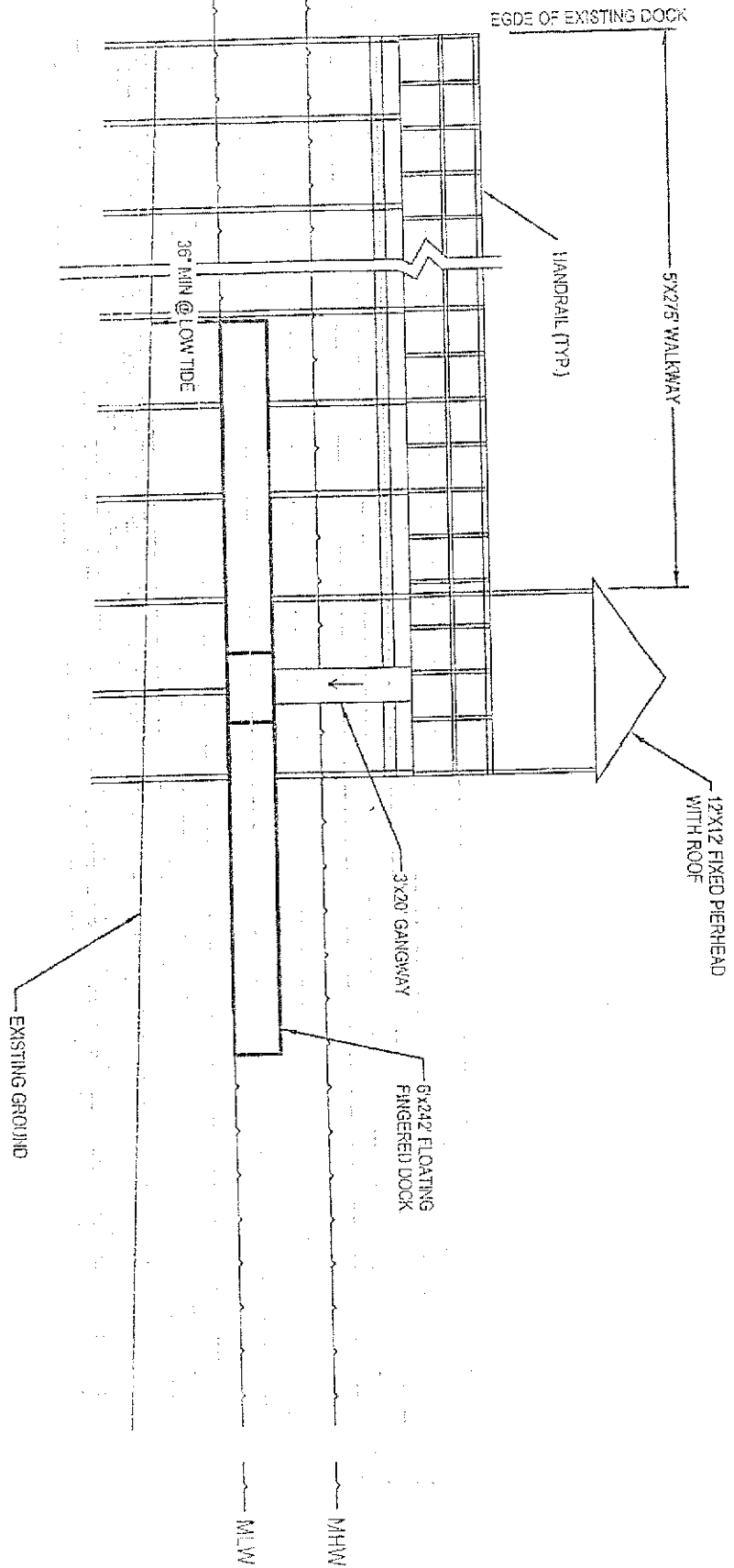
GEORGETOWN

SCPS# 17924

ADJACENT PROPERTY OWNERS:

1. HAROLD D. FLETCHER
2. BONNIE N. CHARLTON
3. LOUIS H. HUTTO JR. ET AL

DATE: DECEMBER 11, 2006



NOT TO SCALE

SITE PLAN

APPLICANT:

South Bay Properties, LLC

PROPOSED ACTIVITY:

COMMUNITY DOCK AND BOAT RAMP

PERMIT

2007-1000-311-P

PROJECT LOCATION:

PLANTATION AT WINYAH BAY
GEORGETOWN, SC

COUNTY:

GEORGETOWN

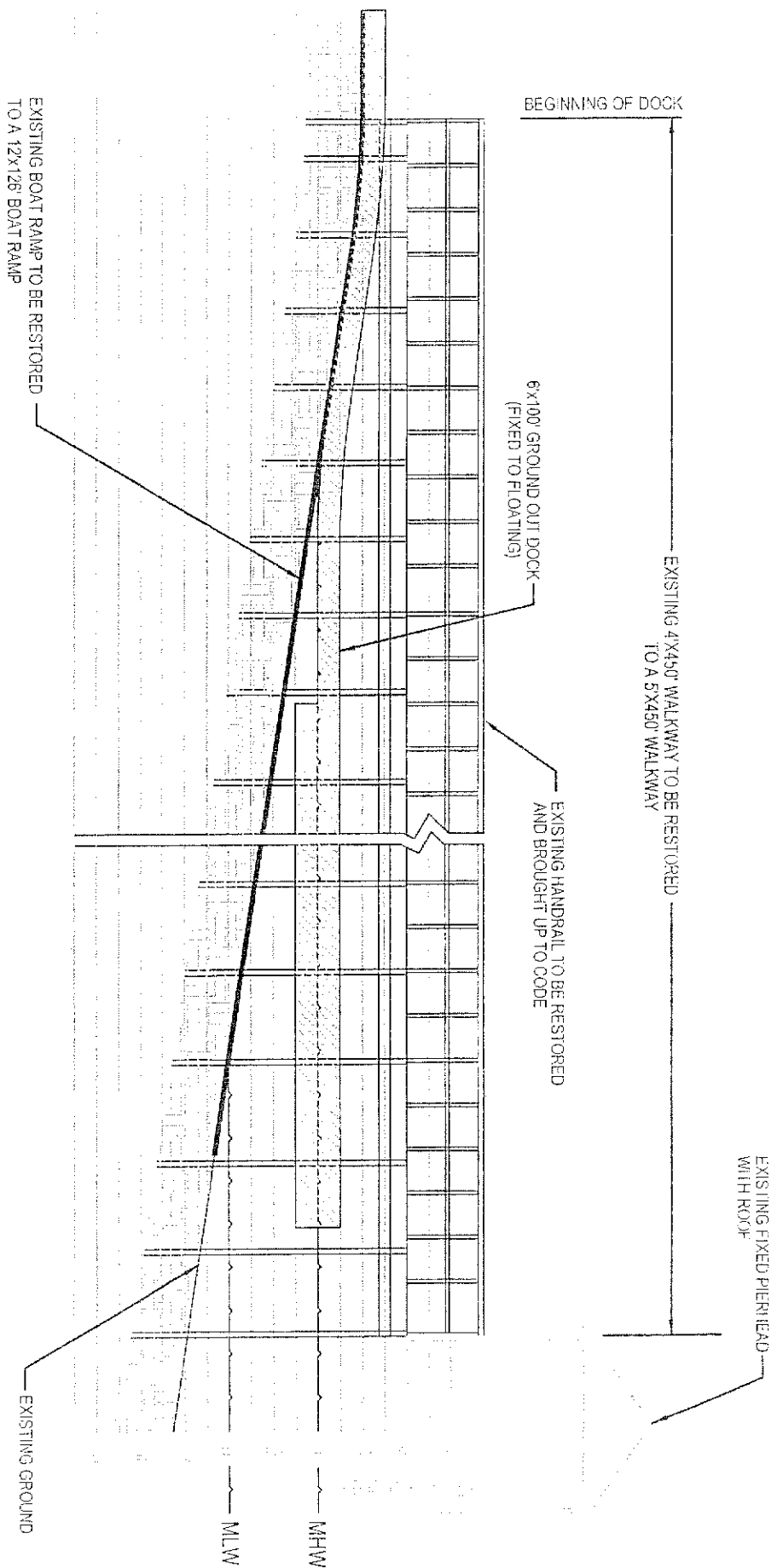
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SCPLS/1/19/24

ADJACENT PROPERTY OWNERS:

1. HAROLD D. FLETCHER
2. BONNIE N. CHARLTON
3. LOUIS H. HUTTO JR. ET AL

DATE:

MARCH 5, 2007



NOT TO SCALE

SITE PLAN

APPLICANT:

South Bay Properties, LLC

PROPOSED ACTIVITY:

COMMUNITY DOCK AND BOAT RAMP

PERMIT

2007-606-311-P

PROJECT LOCATION:

PLANTATION AT WINYAH BAY
GEORGETOWN, SC

COUNTY:

GEORGETOWN

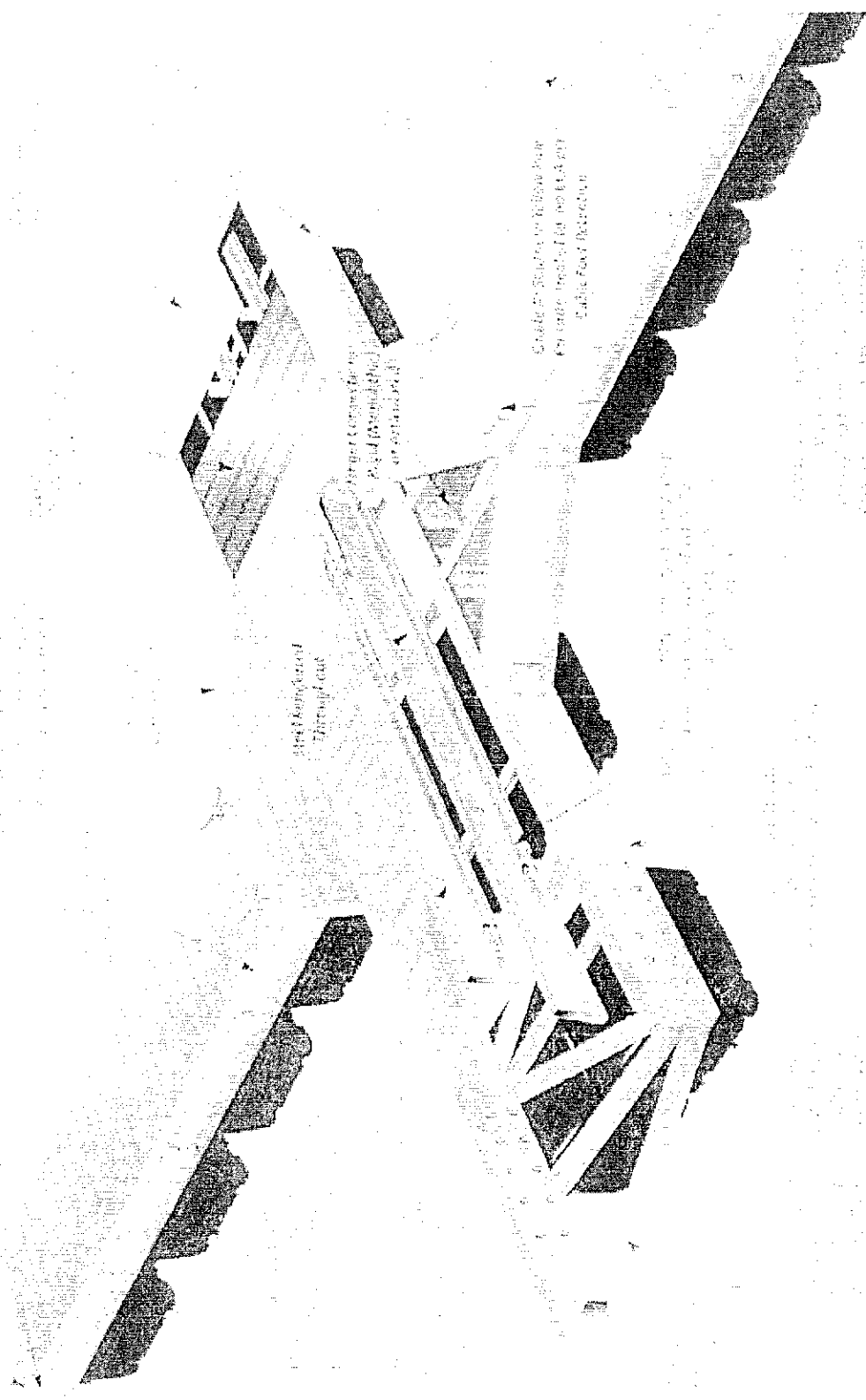
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SCPLS# 17924

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3. LOUIS H. HUTTO JR. ET AL

DATE: MARCH 5, 2007



TYPICAL FLOATING DOCK

SCALE: N.T.S.

<p>ADJACENT PROPERTY OWNERS:</p> <ol style="list-style-type: none"> 1. HAROLD D. FLETCHER 2. BONNIE N. CHARLTON 3. LOUIS H. HUTTO JR. ET AL <p>DATE: MARCH 5, 2007</p>	<p>PROJECT LOCATION:</p> <p>PLANTATION AT WINYAH BAY GEORGETOWN, SC</p> <p>COUNTY:</p> <p>GEORGETOWN</p>	<p>APPLICANT:</p> <p>South Bay Properties, LLC</p> <p>PROPOSED ACTIVITY:</p> <p>COMMUNITY DOCK AND BOAT RAMP</p> <p>PERMIT # 2007-600-317-P</p>
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